



UPPER UWCHLAN TOWNSHIP
Planning Commission Meeting
October 13, 2016
Minutes
Approved

In Attendance:

Bob Schoenberger, Chair, Sally Winterton, Vice-Chair, Joe Stoyack, Ken Engle, Chad Adams, Bob Phillips, Jim Dewees, Jim Shrimp, Brett Hand

MaryLou Lowrie, P.E. – Gilmore & Associates, Gwen Jonik - Planning Commission Secretary

Bob Schoenberger called the meeting to order at 7:31 p.m. All Planning Commission members were present.

Marsh Lea Preliminary/Final Land Development Plan

Adam Brower, P.E. – E.B. Walsh, Ted Moser, T.R. Moser were present, as well as Craig Kologie, P.E., Wallace Township Engineer. The project proposes 27 single-family homes on Little Conestoga Road at the boundary of Upper Uwchlan and Wallace Townships, with 21 in Upper Uwchlan and 6 in Wallace.

Adam Brower displayed the Marsh Lea Land Development Plan (formerly known as Popjoy), dated April 17, 2016 and reviewed the Consultants' comments letter dated October 6, 2016. The Applicant will comply with the majority of the comments but there are a few that need to be discussed:

1. The Applicant does need Conditional Use Approval to allow for construction in precautionary slopes;
2. they will update the traffic study and work with PennDOT to address the traffic engineer's comments regarding Little Conestoga Road;
3. All lots will be 150' wide;
4. Lots 15 and 16 - driveway grade will be reduced;
5. storm water management differs slightly from the original plan;
6. The 3 open space lots in Wallace Township (has to be 50% of the total acreage) will be maintained, periodically, by the Homeowners Association (HOA). There will be easements over the open space that'll define its use – passive open space for the 27 homes in the HOA.
7. The Applicant commits to enhancing the Brandywine Trail on the south side of the homes in lieu of providing trail within the development;
8. The project has limited frontage on Little Conestoga Road, which wouldn't allow for sidewalk; discussion followed regarding room for bicyclists and Mr. Brower suggested providing an easement on Little Conestoga Road as there should be enough room on the shoulder;
9. The Applicant requests a waiver for 30' wide road in Upper Uwchlan Township (instead of 32'), and reduced 24' wide road within Wallace Township. Upper Uwchlan's consultants suggest the 30' road width be consistent throughout, as Upper Uwchlan will be maintaining the road. Discussion included reducing the width in Wallace where there are no homes, to reduce impervious surface; no parking along those open space lots/reduced road width area; no parking along the entire roadway during snow;
10. They are trying to decrease the grade on some of the driveways as they don't want to provide a parking spot at the end of the driveways with steep grades;
11. They are proposing sidewalk on only one side of the road, to reduce impervious coverage;
12. Driveway aprons will be provided where there's sidewalk;
13. They're requesting a waiver to allow several lots to be more than 3-to-1 in length;

14. They'll comply with all storm water related comments. MaryLou Lowrie clarified that the recommended storm water facility easements would be for the Township's access for inspection purposes only, not maintenance, and individual lot owners would be responsible for Operation & Maintenance Plan;
15. The Applicant doesn't believe the traffic volume will necessitate a left-turn lane on Little Conestoga so they didn't show it but they will clarify that on the Plan or in the notes.
16. They are working on the sewage planning modules for both townships – on-lot septic systems.

Mr. Brower advised they'll revise the Plan according to the Consultants' comments and tonight's discussion, then move forward with the conditional use submission.

Joe Stoyack moved, seconded by Jim Dewees, to recommend that the Conditional Use Process commence, with the following thoughts: there will be no parking along the 24' roadway in Wallace Township where there are no houses on either side of the roadway; confirmation that the trail along Marsh Creek State Park will be improved; sidewalks on only 1 side of the road; the Little Conestoga Road sidepath easement should be provided at this time for pedestrian/bicyclist use; draft and execute an intergovernmental agreement regarding the interior road for purposes of maintenance and enforcement. The Motion carried unanimously.

Jankowski Property Sketch Plan

Adam Brower, P.E. – E.B. Walsh, John Jaros of Riley Riper Hollin & Colagreco, John Mostoller – Envision Land Use, Ted Gacomis – E.B. Walsh, Henry Jankowski, Walt Jankowski

Mr. Brower introduced the 57-lot concept/sketch plan, dated 9-16-2016, for the Jankowski property, a 40+ acre parcel in the R-2/F-1 flex overlay district, located on the west side of Route 100 at the township boundary with West Vincent. A meeting had been held with township staff and consultants to discuss the concept, which originally proposed 61 lots. Initial plans were to provide on-site treated wastewater disposal but that isn't working out so that will be more usable open space for these residents and disposal capacity will be discussed with the township. The sketch proposes an all-purpose field, a dog park, and open space behind the majority of the lots (@ 57% open space). The average lot size is 7,000 SF, 45'x50' homes (2,800-3,500 SF), and there will be a connector road to Milford Road and Route 100. Act 209 transportation impact fees would be used toward a traffic signal at Font Road and Route 100. They have petitioned PECO to remove the overhead PECO lines that run across the property. There is a pipeline easement through the parcel that has to remain.

In answer to Commission members' questions, Mr. Brower advised that the all-purpose field would be for the homeowners in this development, not public access; the extra parking spaces are for visitor/overflow parking and may be moved closer to the homes now that they aren't providing on-site wastewater disposal; some of the ground shown on the sketch is in West Vincent Township; a trail might be added; other recreational amenities, such as a playground, haven't been discussed; the dog park will be fenced; adequate trash can storage in garages will be considered when designing the houses; proposing sidewalk on only 1 side of the street.

Sally Winterton commented that the sketch presented tonight reflected the discussions of the concept meeting. There was no action to be taken by the Commission. Bob Schoenberger asked the Secretary to forward the sketch to the Municipal Authority members.

Keeping of Chickens Ordinance - Draft

A revised draft of the Ordinance, dated October 12, 2016, was reviewed and discussed. The purpose of the Ordinance is "to provide standards for the keeping of domesticated chickens...to enable residents of single-family dwellings to keep a small number of female chickens on a non-commercial basis..."

Several Commission members asked why this ordinance was necessary and received the explanation that the current Township ordinances don't allow residents to keep chickens. Discussion/questions included: chickens in commercial or village districts (fresh eggs for restaurants); permits – annual, once and done; movable coops. The Commission would like Al Gaspari to attend their December 8 meeting for further discussion.

Sally Winterton asked for a volunteer to take the minutes at the November 10 meeting as Gwen Jonik won't be attending.

Approval of Minutes

Jim Dewees moved, seconded by Chad Adams, to approve as presented the September 8, 2016 Planning Commission Meeting minutes. The Motion carried with 6 in favor and 2 abstentions (Winterton, Shrimp) as they hadn't attended that meeting. (Brett Hand had departed by this point.)

Open Session

Jim Dewees announced a Flag Retirement Ceremony will be held this Saturday, October 15, 2016, 1:00 PM at Upland Farms Park and all were invited to attend.

Adjournment

Jim Dewees moved to adjourn the meeting at 8:56 p.m. All were in favor.

Respectfully submitted,

Gwen A. Jonik
Planning Commission Secretary